

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

The Villas at Emerald Dunes
Name of Condominium Association

As of Dec 2024

Q: What are my voting rights in the condominium association?

A: 1 vote per unit

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Use: The units are to be used for residential purposes only, whether for permanent or temporary use. Please see section 17 of the Declaration. Pets: One bedroom units may maintain 1 pet. 2 & 3 bedroom units may maintain 2 pets. Each dog can not weigh more than 35 lbs, and each cat can not weigh more than 15 lbs. Pets cannot be left unattended in patios/balconies. Alterations: All alterations must be approved by the Board of Directors.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: No more than 2 leases per year. Each lease must not be for less than 2 month each. All tenants must have an orientation with the management office before taking possession of a unit. Please contact the management office for a current list of items needed prior to your tenant moving in.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: Assessments are due monthly
They range \$289.09-\$573.03

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: The Condominium Association is a member of the Vista Center Association INC. The Condo Association and not the unit owners have voting rights with respect to the Master Association as set forth in the Master Covenants. The unit owners are non voting members of the Master Association. The Master Association assessments are included in the budget for the Condo Association as reflected on Exhibit M to the Prospectus.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: Yes, slip and fall case. February 2023.

Q: Is the condominium created within a portion of a building or within a multiple parcel building?

A: No

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.